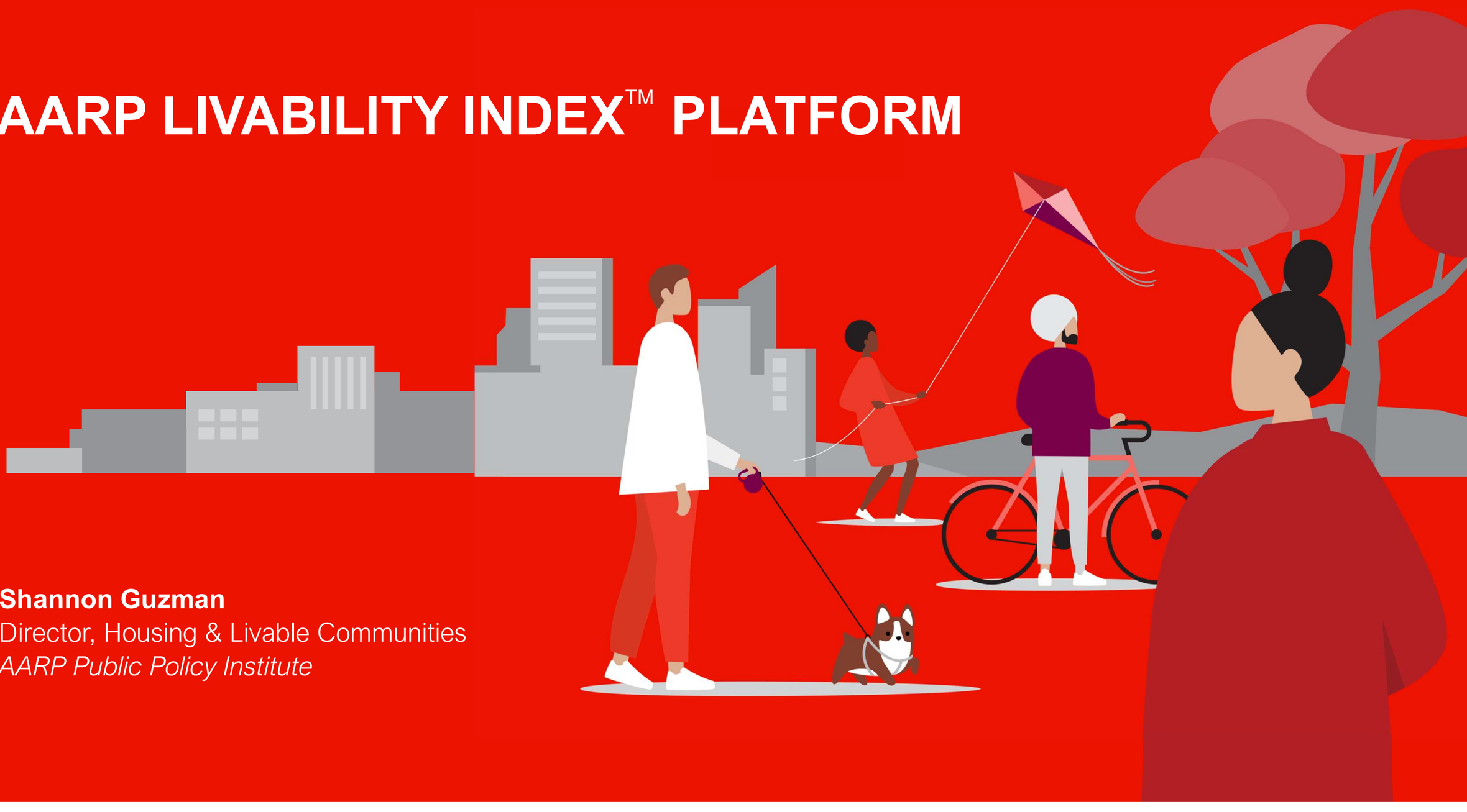
AARP LIVABILITY INDEX™ PLATFORM



Shannon Guzman
Director, Housing & Livable Communities
AARP Public Policy Institute

Design for Aging

AIA Knowledge Community

The mission of the AIA **Design for Aging** (DFA) Knowledge Community is to foster design innovation and disseminate knowledge necessary to enhance the built environment and quality of life for an aging society.

CONTINUING EDUCATION CREDITS

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QUESTIONS?

Submit your questions through the Q&A pod at the bottom of your screen.

Content-related questions will be answered during the Q&A portion as time allows. Any questions not answered during Q&A, will be answered and posted online within two (2) weeks.

Tech support questions will be answered by AIA staff.

Agenda

1. Changing Demographics/Community Challenges
2. What Do People Want?
3. Creating Livable Communities
4. Age-Friendly Housing
5. AARP Livability Index
6. What Can We Do?
7. AARP Resources
8. Questions

Changing Demographics/ Community Challenges

AARP

The U.S. is Aging

By 2034

Americans 65-plus
will outnumber
those 18 and under
for the first time

Source: US Census National Population Projections 2017

38 million Americans

are family caregivers

Source: AARP Valuing the Invaluable: 2023 Update

40%

care for someone **living in their home**

64 million Americans

live in a household with two or more generations

Source: Pew Research Center analysis , 2016

AARP

Less than 1%

of U.S. homes have
five accessibility features to support
aging in one's home

In 2017, almost

10 million

households 65-plus were
housing cost burdened

Source: Source: Harvard University Joint Center for Housing Studies 2019 Housing America's Older Adults

Community Challenges

- **Communities aren’t prepared**
- Limited access to community amenities and services
- Growing housing cost burden
- Lack of housing options
- Limited mobility with age
- Health disparities

What Do People Want?

Over 50% of all adults
and nearly 80% of those 50-plus
want to stay in their
communities and homes
as they age

Source: AARP 2021 Home and Community Preferences Survey

Most Important Community Features and Services

- conveniently located **grocery stores** with healthy food,
- convenient high-quality **health care services**,
- having housing that is **located near key services**,
- **affordable housing options**
- opportunities for residents to participate on **community decision-making bodies** and discuss important issues that impact their community

Source: AARP 2021 Home and Community Preferences Survey

What Do Older Adults Want?

Housing Preferences

Well-maintained, affordable options, location/proximity

Top 3 Features among 18-49

Home modification and repair contractors who are trustworthy, affordable and do high-quality work

Housing located near activities and key services

Affordable housing options for people at all income levels

Top 3 Features among 50+

Home modification and repair contractors who are trustworthy, affordable and do high-quality work

Housing located near activities and key services

Services to help with home repair and yard maintenance for low-income and older adults

Top 3 Features among 65+

Home modification and repair contractors who are trustworthy, affordable and do high-quality work

Housing located near activities and key services

Affordable housing options for people at all income levels

Source: AARP 2021 Home and Communities Preferences Survey: A National Survey of Adults Age 18+

What Do Older Adults Want?

Community Preferences

Grocery stores, health care, parks

Top 3 Features among 18-49

Conveniently located grocery stores

Safe parks that are well-lit and free of crime

Convenient, high-quality health care services

Top 3 Features among 50+

Convenient, high-quality health care services

Conveniently located grocery stores

Safe parks that are well-lit and free of crime

Top 3 Features among 65+

Conveniently located grocery stores

Convenient, high-quality health care services

Safe parks that are well-lit and free of crime

Source: AARP 2021 Home and Communities Preferences Survey: A National Survey of Adults Age 18+

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Creating Livable Communities

What is a livable community?

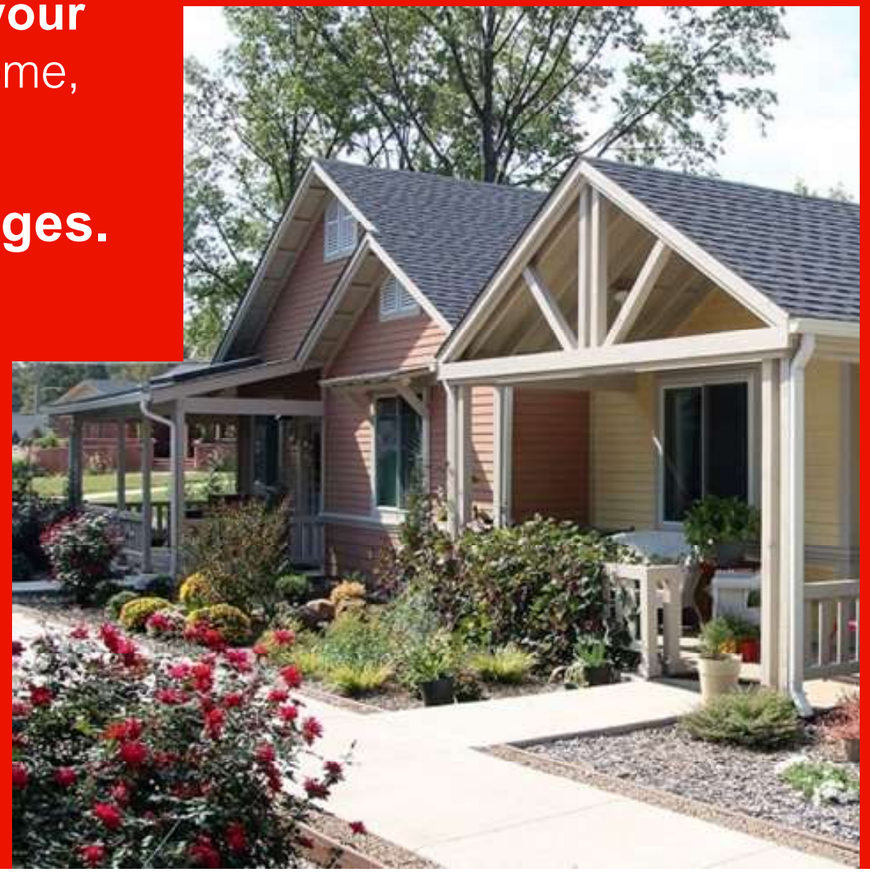
A livable community is one that is safe and secure, has affordable and appropriate housing and transportation options, and offers supportive community features and services.

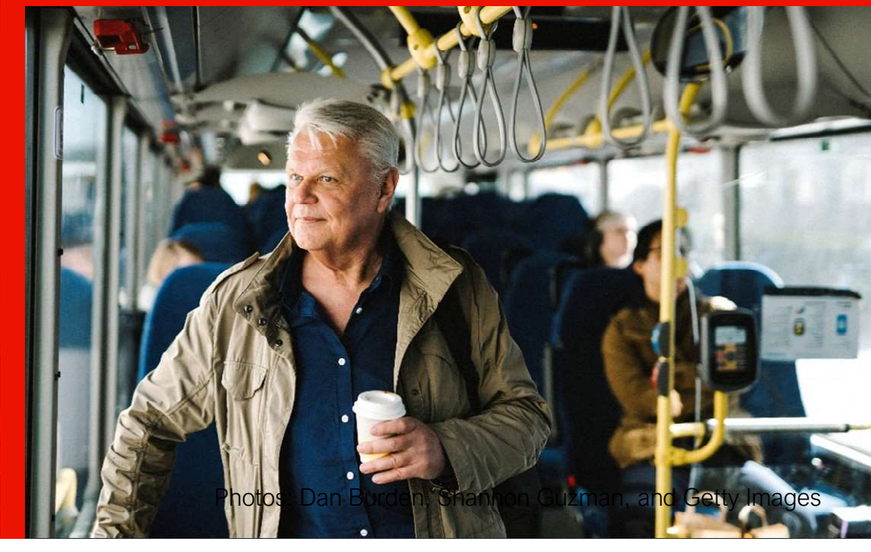
Once in place, those resources enhance personal independence; allow residents to age in place; and foster residents' engagement in the community's civic, economic, and social life.

–AARP Policy Book

Livable, age-friendly communities provide options that **enable you to meet your needs** regardless of your age, income, background or other factors.

They are for all people of all ages.





Photos: Dan Borden, Shannon Guzman, and Getty Images

Age-Friendly Housing

Housing is Part of Our DNA and a Strategic Imperative

1940s

Chicken Coop

After seeing a former teacher living in a chicken coop, Dr. Percy Andrus founded first the National Retired Teachers Association (NRTA) in 1947 and later AARP in 1958, to help older Americans lead lives of independence, dignity and purpose.

1960s

The House of Freedom

The House of Freedom offered what came to be known as “universal design” features like no-step entries, 3-foot-wide doorways and higher wall outlets to allow people of all ages to live safely and independently as they age. Dr. Andrus showed a scale model to President Eisenhower and presented him with the keys to the home.

2015-Present

Universal Design

A well-designed home fits people of all ages. Today, we are committed to addressing our nation's housing crisis and ensuring all communities are affordable, accessible and welcoming for people regardless of age, background, circumstance, or physical ability.

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Age-friendly Housing

Three Pillars of Age-friendly Housing

- Expanding Housing Options
- Housing Affordability
- Housing Accessibility

Photos by Dan Burden

More Housing Options

Improving affordability

Accessory Dwelling Units

Missing Middle Housing

Duplex: Side-by-Side

Duplex: Stacked

Bungalow Court

Carriage House

Fourplex

Multiplex: Small

Town House

Live/Work

Courtyard Apartments

Senior Housing

Photos courtesy of Alex Hayden, Opticos Design, AARP

Creating Age-less Homes

Universal Design or Visitability

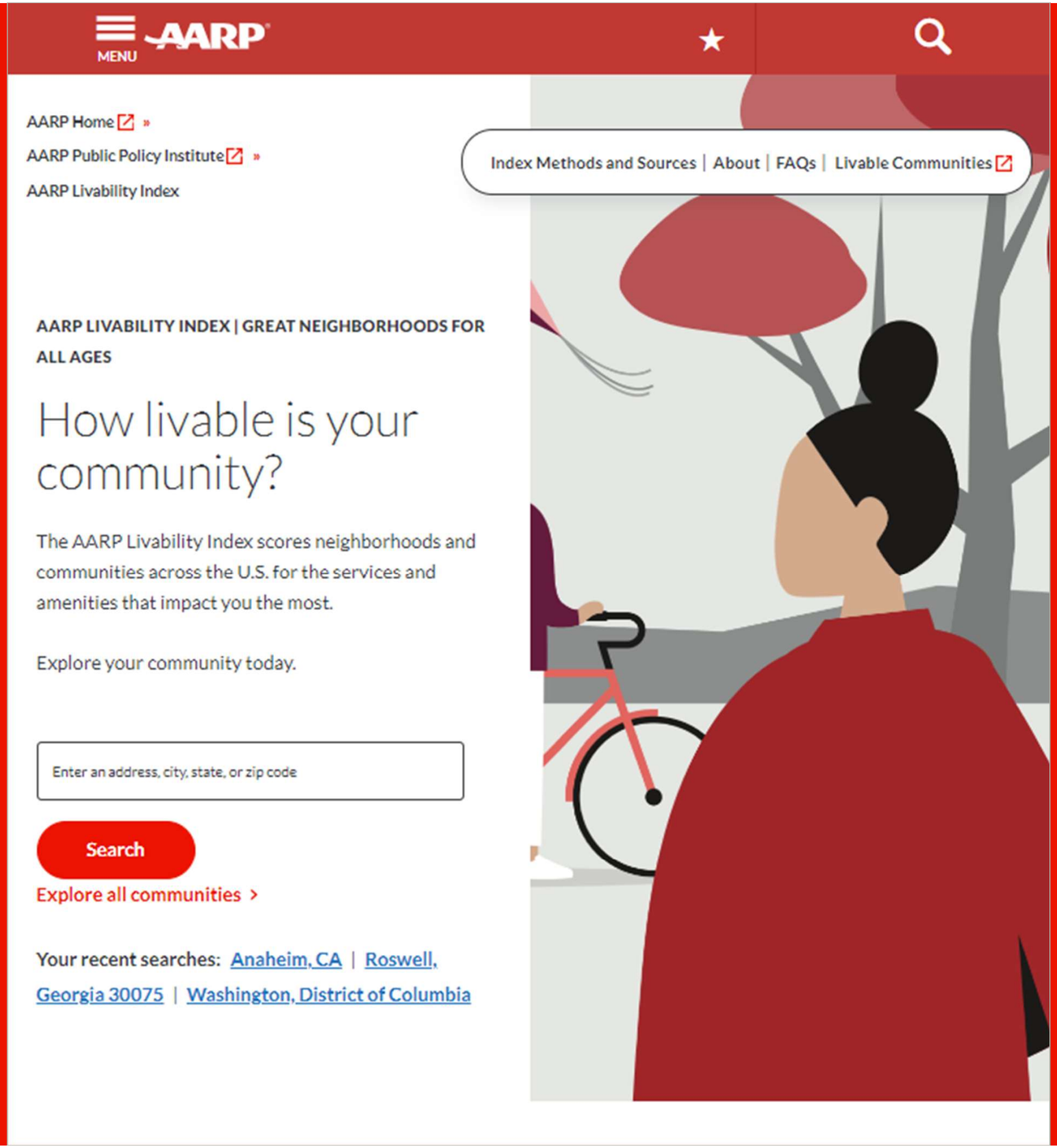
Photos by Sharon and Howard Johnson

AARP Livability Index Platform

AARP Livability Index

Using more than 50 national sources of data, the AARP Livability Index provides the clearest picture yet of how well a community meets the current and future needs of people of all ages, regardless of income, physical ability, or ethnicity.

aarp.org/livabilityindex



Why was the AARP Livability Index website created?

- AARP Research shows that most people would like to age in their homes and communities.
- Unfortunately, many of America's communities do not adequately support residents across the age spectrum in realizing their fullest potential.

The platform provides data to catalyze community conversations that can lead to positive change.

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AARP

Housing

Neighborhood

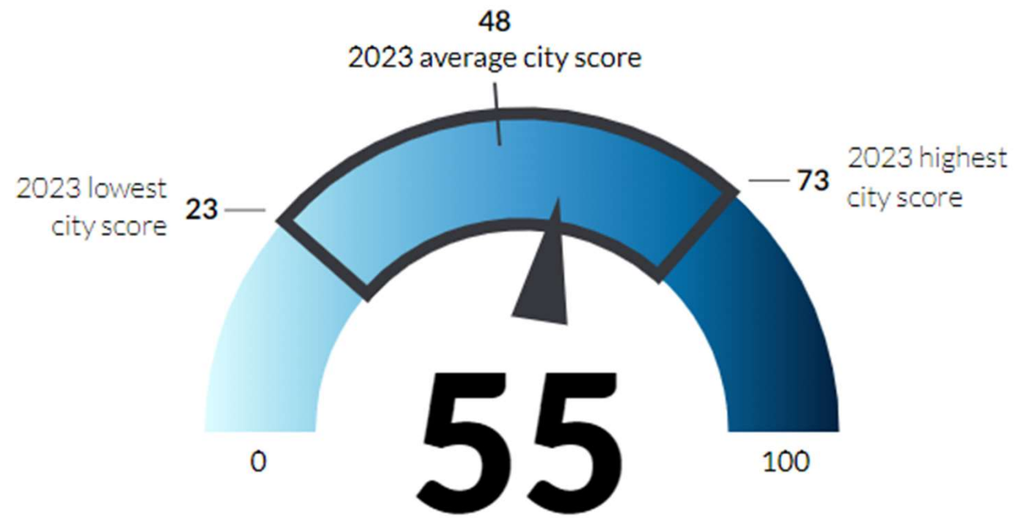
Transportation

Environment

Health

Engagement

Opportunity



Overall Livability Score ⓘ

The overall livability index score for **Anaheim, California** is **55**.

This is in the **top half** of **communities** in the U.S.

Components of the Index

Categories and Attributes

Category

General topic areas that define the type of characteristics found within a community

Attribute

Qualities or features regarded as a characteristic of a livable community

HOUSING

- Housing accessibility
- Housing options
- Housing affordability

NEIGHBORHOOD

- Proximity to destinations
- Mixed-use neighborhoods
- Compact neighborhoods
- Personal safety
- Neighborhood quality

TRANSPORTATION

- Convenient transportation options
- Transportation costs
- Safe streets
- Accessible system design

ENVIRONMENT

- Water quality
- Air quality
- Resilience
- Energy efficiency

HEALTH

- Healthy behaviors
- Access to health care
- Quality of health care

ENGAGEMENT

- Internet access
- Civic engagement
- Social engagement
- Equal rights

OPPORTUNITY

- Equal opportunity
- Economic opportunity
- Education
- Multi-generational communities
- Local fiscal health

Category Scores

These are the category scores for Anaheim, California.

Category

7 general topic areas that define the type of characteristics found within a community

Attribute

Qualities or features regarded as a characteristic of a livable community

Housing
Affordability and Access

Neighborhood
Proximity and Security

Transportation
Safety and Convenience

Environment
Clean Air and Water

Health
Prevention, Access and Quality

Engagement
Civic and Social Involvement

Opportunity
Inclusion and Possibilities

Components of Livability

Metric

Measure of how livable communities are in the present

Housing

Affordability and Access

50 (0 – 100)

Hide Indicators

Indicators: Metrics	2015 Value	Change	2023 Value & Measure	Tertile	2023 Median US City
Zero-step entrances			* 58.4% of units		53.8%
Availability of multi-family housing	51.7% of units are multi-family	↑	52.9% of units are multi-family		8.7%
Housing costs	$1,692 per month	↓	$1,932 per month		$803
Housing cost burden	24.1% of income spent on housing	↑	19.5% of income spent on housing		12.8%
Availability of subsidized housing			95.0 units per 10,000 people		0.8

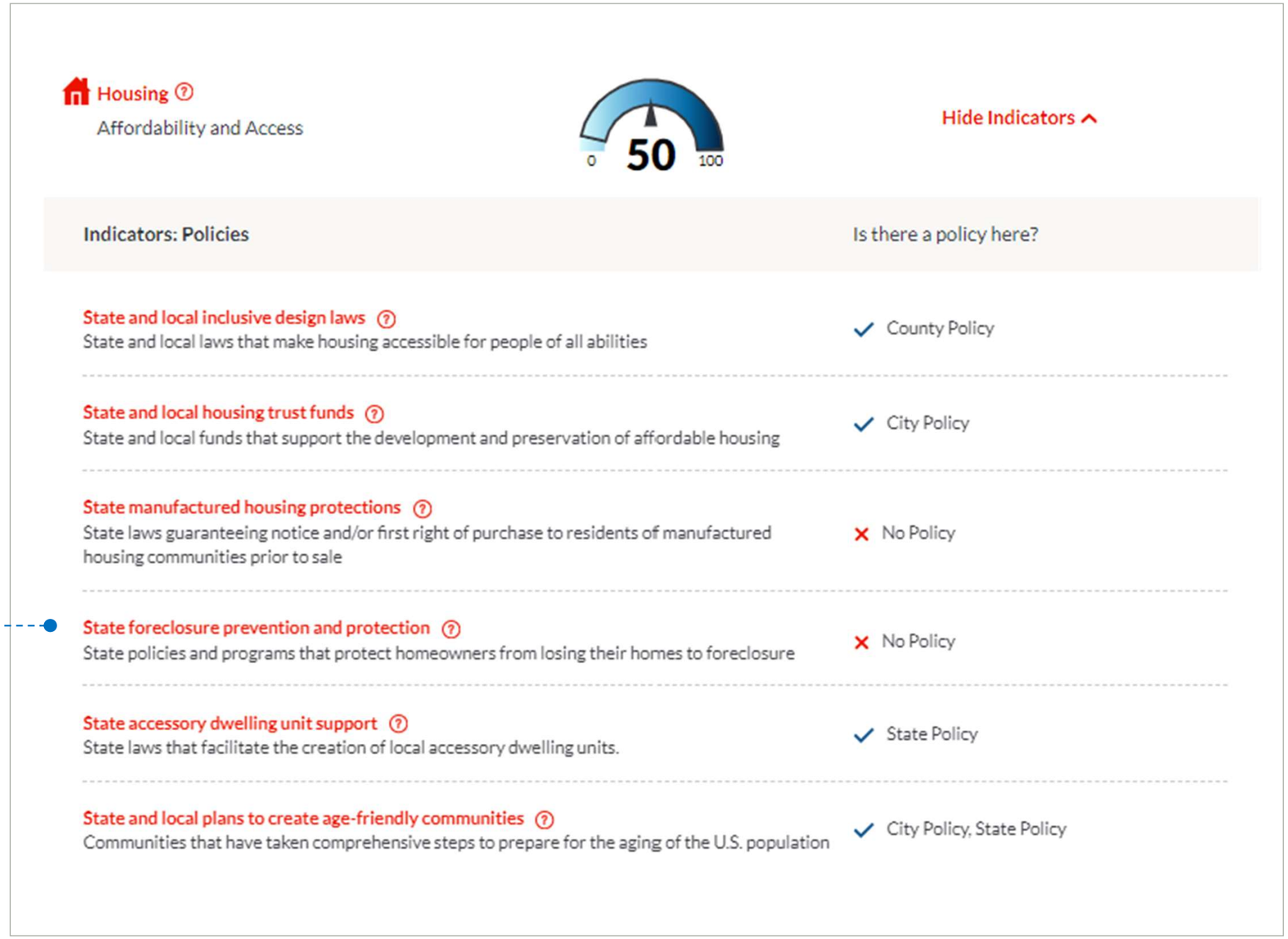
Key: ↑ Getting Better; = No Change; ↓ Getting Worse; * Imputed Data

Performance: Top Third of Communities; Middle Third; Bottom Third

Components of Livability

Policy

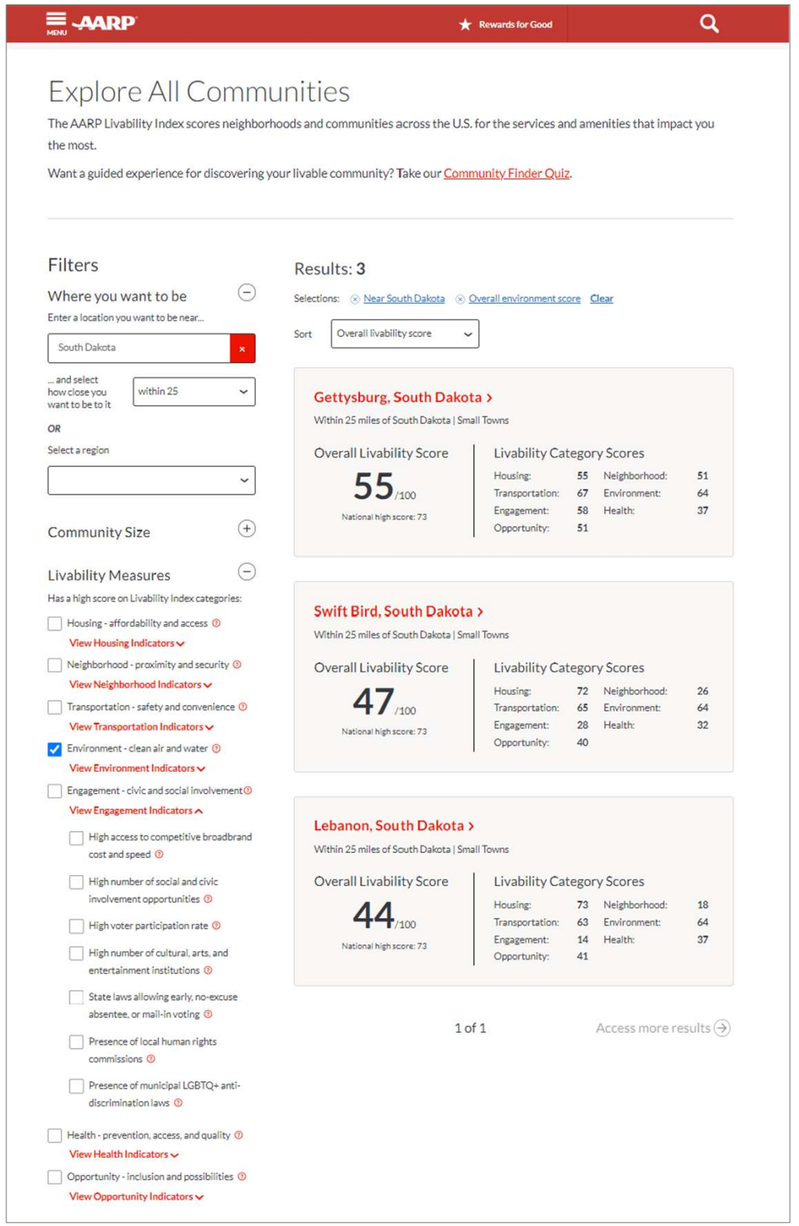
Actions that communities can take to improve livability over time



NEW

Explore All Communities Search Filters

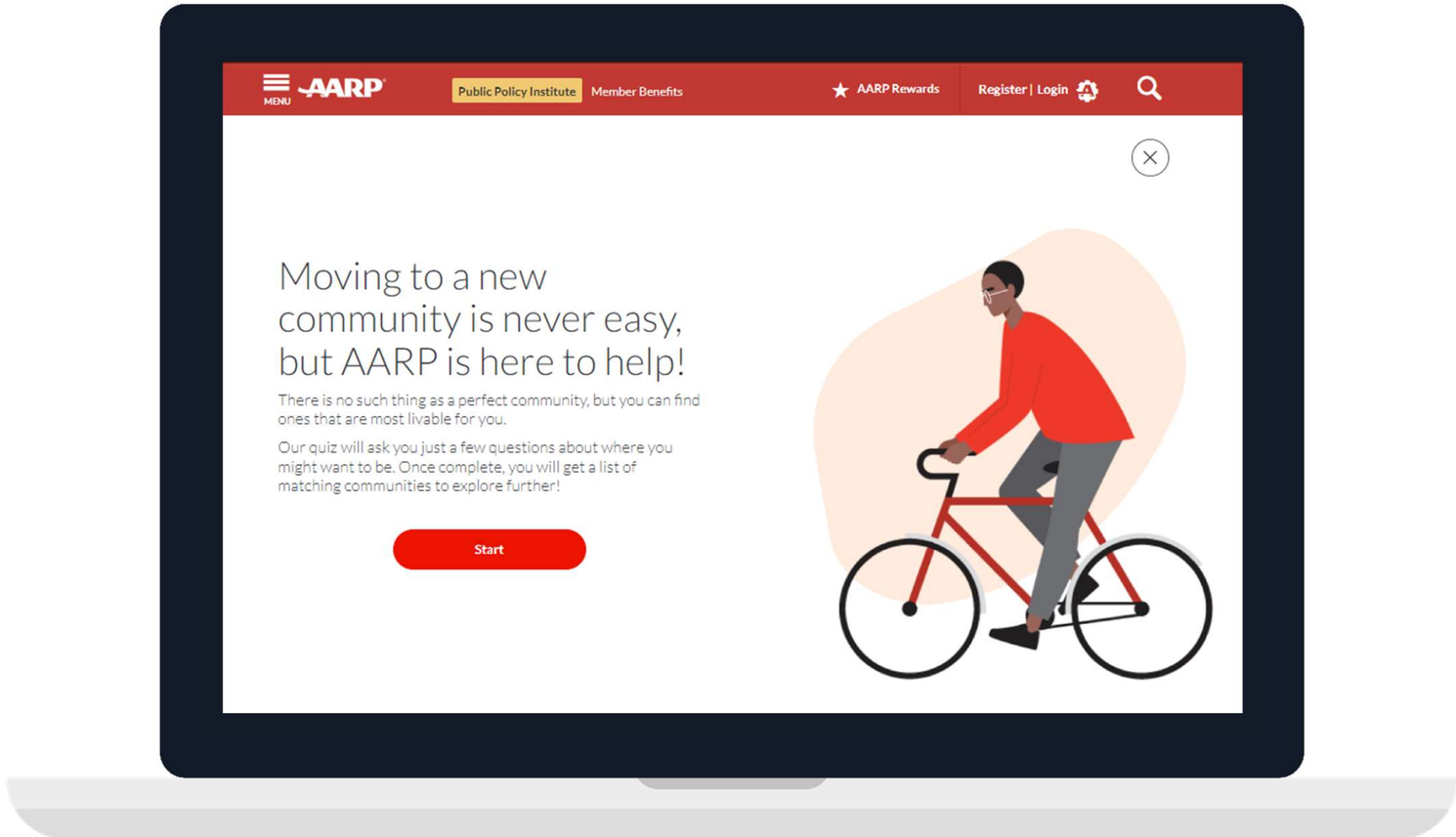
Narrow and further customize your search by geographic region, community size, livability category, individual measures of livability, and other community features.



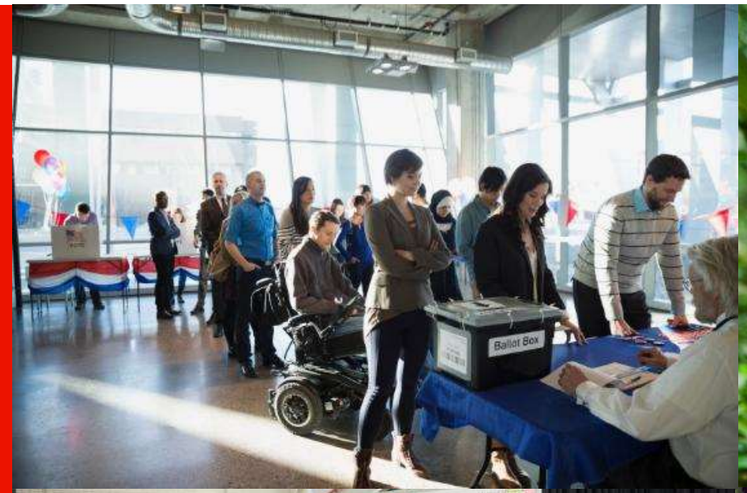
NEW

Community Finder Quiz

A quick five-question survey helps users to zero in on communities that meet their individual preferences and needs.



HOW TO USE THE INDEX



Beyond the AARP Livability Index

A county executive and staff want to know how to meet the housing needs of the growing older adult population.

A real estate agent wants to market his walkable community as a place to find great housing near many local businesses and other amenities.

A non-profit organization wants to show the need for transportation services in the community.

A community advocate wants to make the streets safer for those who cannot afford to drive and those who can no longer drive.

An AARP member is deciding between two locations and wants to live close to medical services because she is taking care of a family member.

What can the AARP Livability Index do for your community?

Example:
Design Professional

Helen, architect and small-scale developer

- Helen is an architect and is working with several clients in a new community and wants to know more about the housing stock in the area
- In searching the AARP Livability Index website, Helen looked at the Housing category and found that a little more than half of the homes are likely to have at least one zero-step entryway.
- Helen also noticed that there are state or local laws in place to support inclusive design of homes.
- With this information, in addition to addressing her clients' preferences for new features in their homes, she's going to also talk to them about changes that they can include to make their homes safer and more comfortable as they age.

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Evaluating Community Needs and Finding Solutions

Brentwood, MD
Overall Livability Score **60**

Housing
Affordability and Access

Key: Getting Better | No Change | Getting Worse | Imputed Data

Performance: Top Third of Communities | Middle Third | Bottom Third

Housing
Affordability and Access

Hide Indicators

Indicators: Metrics	2015 Value	Change	2023 Value & Measure	Tertile	2023 Median US City
Zero-step entrances			* 53.8% of units		53.8%
Availability of multi-family housing	33.2% of units are multi-family		44.0% of units are multi-family		8.7%
Housing costs	$1,468 per month		$1,587 per month		$803
Housing cost burden	16.6% of income spent on housing		13.4% of income spent on housing		12.8%
Availability of subsidized housing			118.7 units per 10,000 people		0.8

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Evaluating Community Needs and Finding Solutions

Brentwood, MD
Overall Livability Score **60**

Housing
Affordability and Access

0 52 100

Indicators: Policies	Is there a policy here?
State and local inclusive design laws State and local laws that make housing accessible for people of all abilities	✓ County Policy
State and local housing trust funds State and local funds that support the development and preservation of affordable housing	✗ No Policy
State manufactured housing protections State laws guaranteeing notice and/or first right of purchase to residents of manufactured housing communities prior to sale	✗ No Policy
State foreclosure prevention and protection State policies and programs that protect homeowners from losing their homes to foreclosure	✗ No Policy
State accessory dwelling unit support State laws that facilitate the creation of local accessory dwelling units.	✗ No Policy
State and local plans to create age-friendly communities Communities that have taken comprehensive steps to prepare for the aging of the U.S. population	✗ No Policy

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What Can We Do?

TAKING ACTION

Strategies WE can use to make our communities more livable

- Raise awareness about aging
- Share your knowledge about community needs, challenges and solutions
- Take a holistic view of livable communities policy issues and solutions
- Create a toolbox of solutions to address a wide range of community needs
    - Zoning laws and regulations
    - Volunteer driver programs
    - Expand broadband access
- Engage a range of partners (anchor, local organizations, business, government) to collaborate on making places more livable
- Encourage participation in the community decision-making process

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AARP IN THE COMMUNITY

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AARP Network of Age-Friendly States and Communities (NAFSC)

aarp.org/agefriendly

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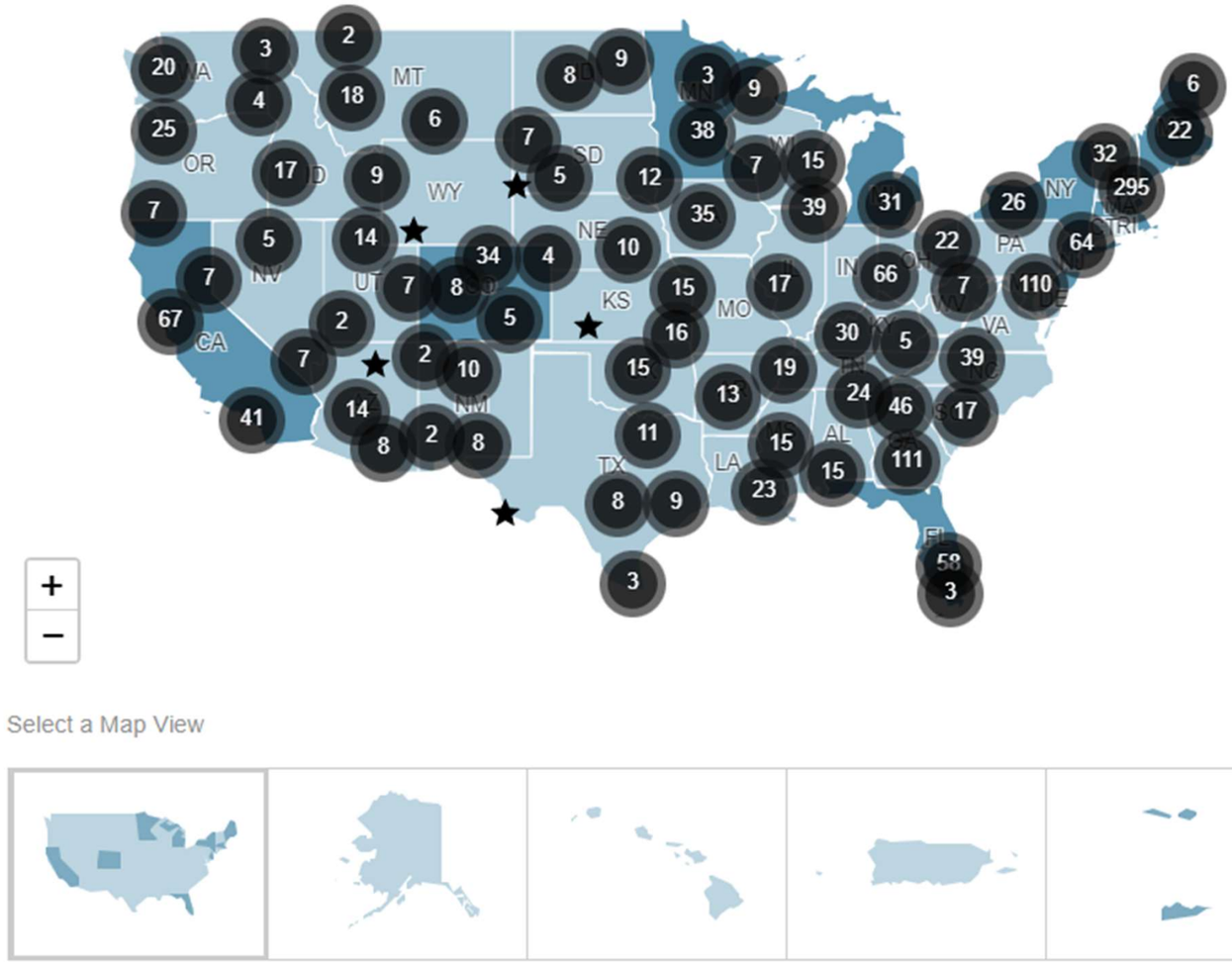
More than 750 communities have committed to **create a more age-friendly future** – plus 9 states and 1 US territory
Nearly 100 million people



7 Livability Index Categories & 8 Domains of Livability

Characteristics vs Measurements

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START CONVERSATIONS ABOUT COMMUNITY LIVABILITY

- Use the Index to spur conversations with community members about the importance of creating livable communities through “data stories”
- Highlight the connection between Index Categories and NAFSC domains
    - Community needs assessments
    - Establish baseline data
    - Secondary assessments (census data, index data, research
- Share insights about current community conditions and policies that impact community livability

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AARP Community Challenge

A grant program to make communities more livable for people of all ages with tangible improvements that jump-start long-term change

aarp.org/communitychallenge

Pictured: 2020 Texas Grantee - Walk Austin

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Community Challenge Design Competitions

Housing Challenges Across the U.S.

Seven megatrends that are shaping the future of housing

aarp.org/futureofhousing

Advances in Technology

Affordability Gaps

Changing Demographics

Local Government Influence

Shifts in Environmental Conditions

Supply Mismatch

Systemic Barriers

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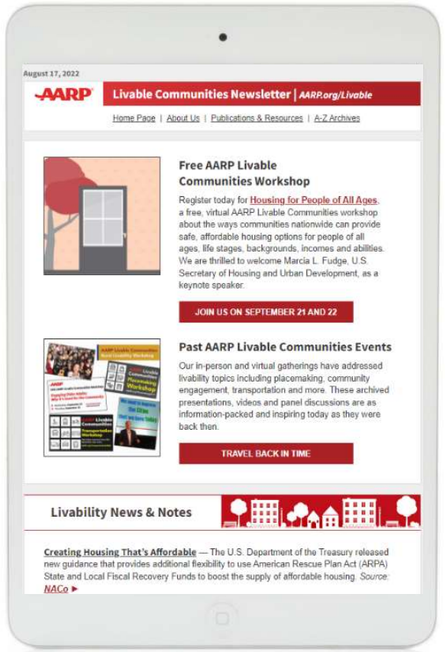
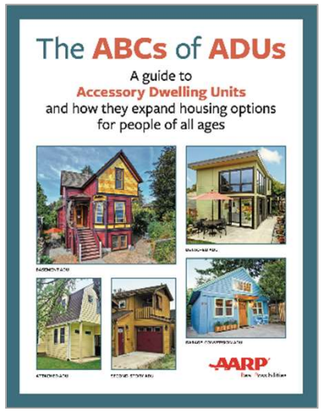
AARP Resources

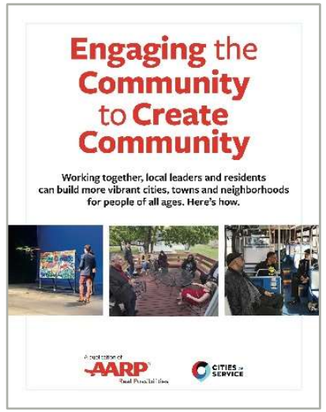
AARP Livable Communities Resources

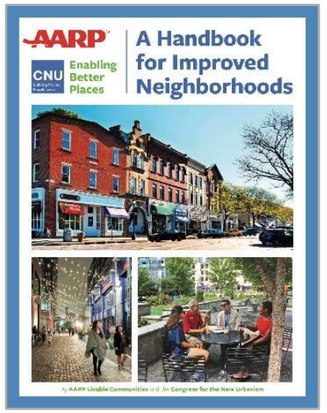
aarp.org/livable

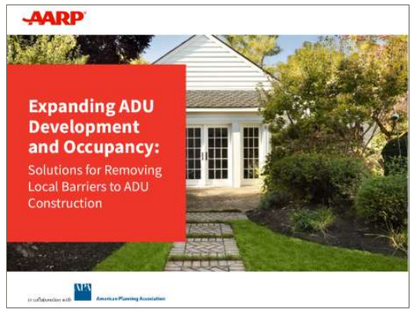


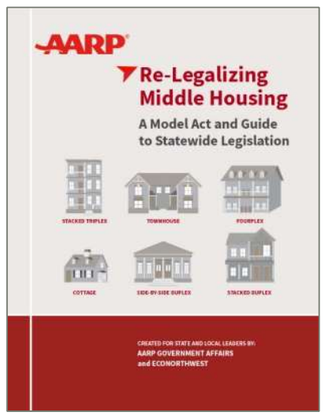
Visit aarp.org/livable to download digital versions of these resources or to order a print version.

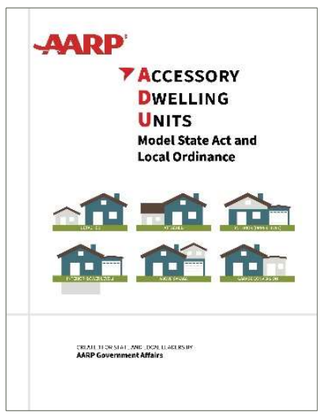


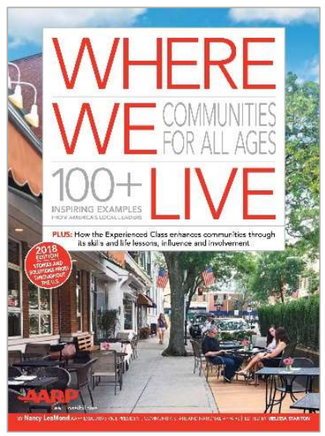


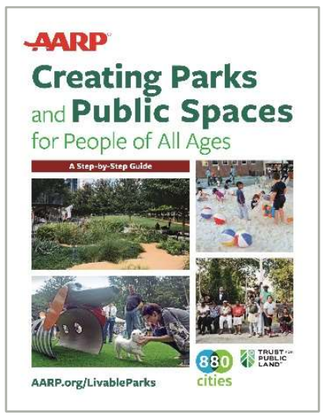












Questions?

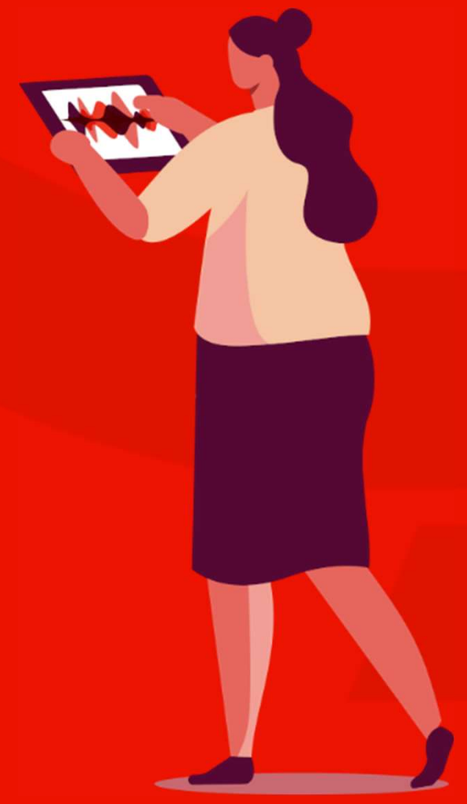
CONNECT WITH US!

If you have a question or simply have an idea to share, please reach out!

AARP Livability Index
www.aarp.org/livabilityindex

AARP Livable Communities Resources
www.aarp.org/livablepolicy
www.aarp.org/livable

livabilityindex@aarp.org



Thank you!

FEEDBACK

Please email knowledgecommunities@aia.org if you have any questions.

Survey https://www.surveymonkey.com/r/H3HM9VL

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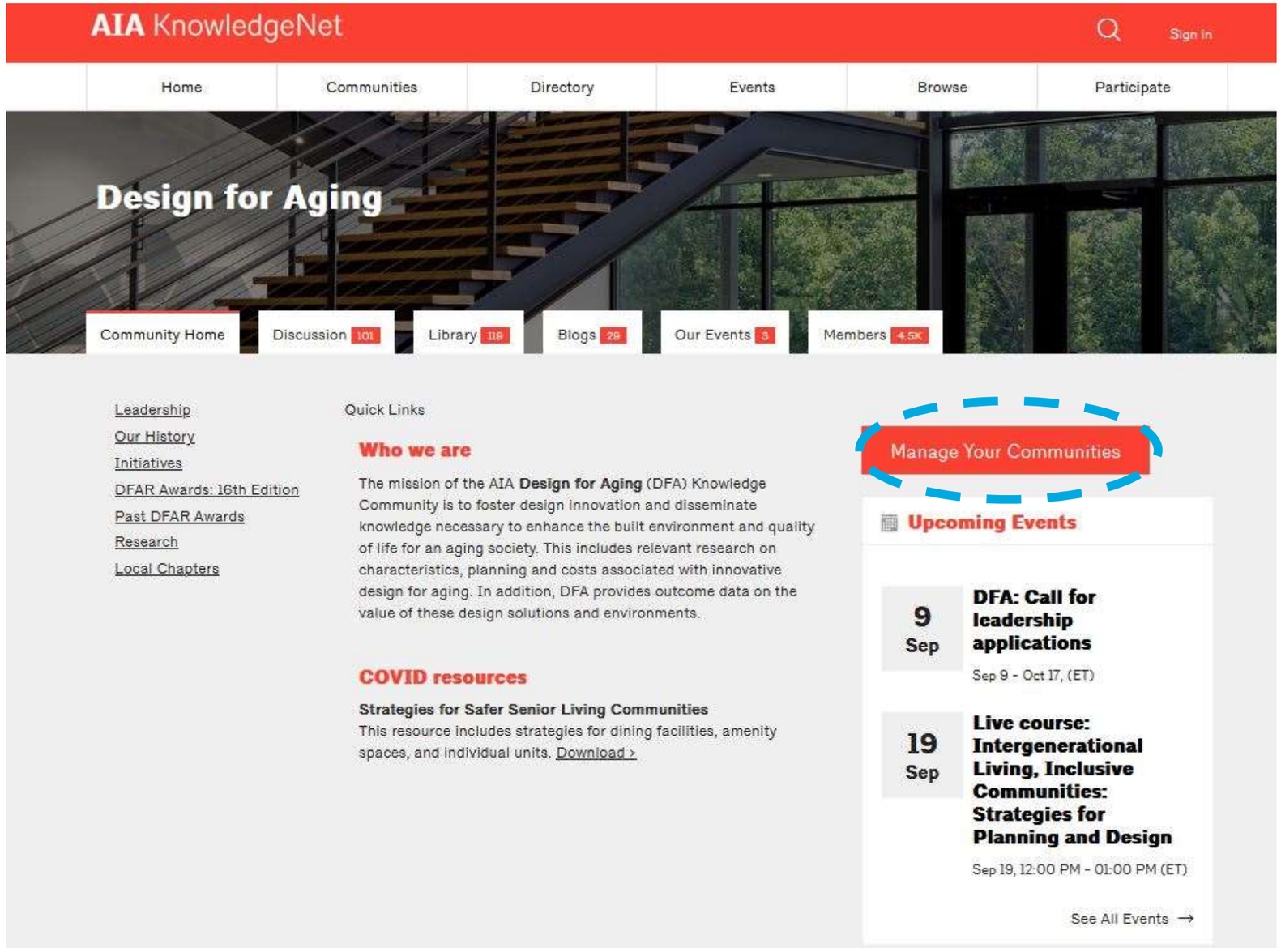
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